

## **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie Nolan, AICP, Acting Development Services Director/  
(954) 797-1101

**PREPARED BY:** Carlo F. Galluccio III, Planner I

**SUBJECT:** Quasi Judicial Hearing, Variance Application: V 10-1-07/08-1/  
Perez located at 2751 Southwest 121<sup>st</sup> Avenue

**AFFECTED DISTRICT:** District 3

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** V 10-1-07/08-01/Perez

**REPORT IN BRIEF:** The requested variance is to reduce the scenic corridor buffer from 25 feet to zero to allow the construction of a fence along the front property line. The proposed fence includes an entrance gate feature which is set back 25 feet from the front property line to create the required sight visibility triangle. A variance is also requested from Section 12-284, Scenic Corridors Overlay District, to allow the entranceway feature columns to extend up to 6.5 feet in height (current maximum is 4.5 feet) and to allow the fence columns to extend up to 4.5 feet (current maximum is 4 feet).

**PREVIOUS ACTIONS:**

At the April 2, 2008 Town Council meeting, this application was tabled to the April 16, 2008 meeting. **(Motion carried 4-0, Councilmember Luis absent)**

**CONCURRENCES:**

Mr. Pignato made a motion, seconded by Ms. Turin, to table to March 26th. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

**V 10-1-07, Perez/Batista and Perez, 2751 SW 121 Avenue (AG) (tabled from March 12, 2008** Ms. Turin made a motion, seconded by Mr. Pignato, to deny. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 4-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Attachment(s): Planning Report

Exhibit "A"

**Application:** V 10-1-07/08-1/Venecia Perez

**Original Report Date:** 2/4/08

**Revision(s):** 2/12/08,

4/4/08

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**Name:** Luciano Batista/Venecia Perez

**Address:** 2751 SW 121st Avenue

**City:** Davie, Florida 33330

**Phone:** (954) 562-9399

**Fax:** (954) 671-4549

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### **Background Information**

**Date of Notification:**  
52

March 5, 2008

**Number of Notifications:**

**Petitioner's Request:**

Variance from the Land Development Code, Section 12-282, Scenic Corridors Overlay District, Parcel under separate ownership and under five (5) acres **FROM:** requiring a landscape buffer of twenty-five (25) feet **TO:** provide a landscape buffer of zero (0) feet from the road rights-of-way (property line): Section 12-284(C), Scenic Corridors Overlay District, Entrance features **FROM:** a maximum of a four and one-half (4.5) feet in height **TO:** a maximum of a six and one-half (6.5) feet in height: Section 12-286 (B)(3)(a)(e), Rural Lifestyle Development Regulations, Wall height, **FROM:** maximum three (3) feet in height **TO:** Maximum of four (4) feet in height: Section 12-286 (B)(3)(e), Rural Lifestyle Development Regulations, Column height, **FROM:** a maximum of four (4) feet in height **TO:** a maximum of four and one-half (4.5) feet in height.

**Address:** 2751 Southwest 121<sup>st</sup> Avenue

**Location:** Generally located at on Southwest 121<sup>st</sup> Avenue, 644 feet south of Southwest 26<sup>th</sup> Street.

**Future Land  
Use Plan Map:**

Residential 1 DU/Acre

**Existing Zoning(s):**

AG, Agricultural

**Existing Use(s):**

Residential 1 DU/Acre

**Parcel Size:**

Approximately 1.8 Acre (78,853 Square Feet)

<u>Surrounding Uses:</u>		<u>Surrounding Land</u>	
<u>Designation:</u>		<u>Use</u>	<u>Plan</u>
<b>North:</b>	Single family dwelling Residential 1 DU/Acre		
<b>South:</b>	Single family dwelling Residential 1 DU/Acre		
<b>East:</b>	Single family dwelling Residential 1 DU/Acre		
<b>West:</b>	Single family dwelling Residential 1 DU/Acre		
<u>Surrounding Zoning:</u>			
<b>North:</b>	AG, Agricultural District		
<b>South:</b>	AG, Agricultural District		
<b>East:</b>	A-1, Agricultural District		
<b>West:</b>	A-1, Agricultural District		

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### **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-309)* of the Land Development Code, review for variances.

*Land Development Code (Section 12-282)* Scenic Corridors Overlay District: The intent of the scenic corridor overlay district is to preserve and enhance the rural character and scenic qualities along roadways identified as rural and agricultural by the town council. The goals of the scenic corridor overlay district guidelines are 1) to prevent the visual encroachment of buildings and structure, along scenic roadways and 2) to maintain existing desirable vegetation and enhance vegetation along designated roadways. *Waivers.* The town council may grant relief from the provisions of section 12-282 upon a showing by the property owner that the regulations imposed upon the property by another governmental agency will cause there to be a hardship upon the property owner if that property owner is required to fully comply with section 12-282. The town council shall grant the minimum relief necessary to remedy the demonstrated hardship. Landscape requirements shall still be satisfied by the property owner.

*Land Development Code (Section 12-284) (C)* Fences, mailboxes, bus stops and entranceway features. (C) No mailbox or entranceway feature within the scenic corridor setback shall be greater than four and one-half (4.5) feet in height.

## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 2, this Planning Area is located in the westernmost section of the Town of Davie north of Orange Drive and south of SW 14<sup>th</sup> Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single-family residential at a density of one dwelling per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance,*

*Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## **Application Details**

### **Staff Analysis**

which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district;

The circumstance (the fact that the neighboring properties have fences along the front property line) is not uncommon within the AG district or within the Scenic Corridor Overlay district.

and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variances are sought;

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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**V 10-1-07, Perez/Batista and Perez, 2751 SW 121 Avenue (AG) (tabled from March 12, 2008** Ms. Turin made a motion, seconded by Mr. Pignato, to deny. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 4-0)**  
At the April 2, 2008 Town Council meeting, this application was tabled to the April 16, 2008 meeting. **(Motion carried 4-0, Councilmember Luis absent)**

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### **Exhibits**

*File Location: P&Z\Development Applications\Applications\V\_Variance\V\_07\V 10-1-07 Vencia Perez*

## Exhibit 1 (*Justification Letter*)

### APPLICATION FOR VARIANCE:

To the Board of Zoning for the town of Davie

#### Statement of Ownership and Interest.

1. The applicant and owner, Luciano Batista and Venecia Perez the owner of property situated at the following address: 2751 SW 121 Ave Davie, Florida 33330.
2. The legal description of the property is as follows: The East 461.13 feet (as measured along the North and South lines) or the North 171 feet (as measured along the East and West lines) of Tract 19, of UNIT "A" FLAMINGO GROVES, as recorded in Plat Book 10, page 52 or the Public Records of Broward County, Florida.
3. The applicant(s) acquired the above-described property on December 12, 2006.
4. Telephone number is 954-530-3682 and Cellular number 954-562-9399.

#### B. Request.

The applicants request the following variance(s):

- a. Applying for variance for the 2 main columns in the main gate entrance which are 6'6"
- b. Applying for variance for the Fenced entrance way sight triangle to be as drawn by the architect (Section 12-205- (6) A

#### i. Section(s) of Zoning Ordinance concerned:

Article IX Rural Lifestyle Reg.

- ii. 12-282
- iii. 12-283
- iv. 12-284
- v. 12-205-(6) A

## Exhibit 2 (Neighbor Approval)

Saturday, July 07, 2007

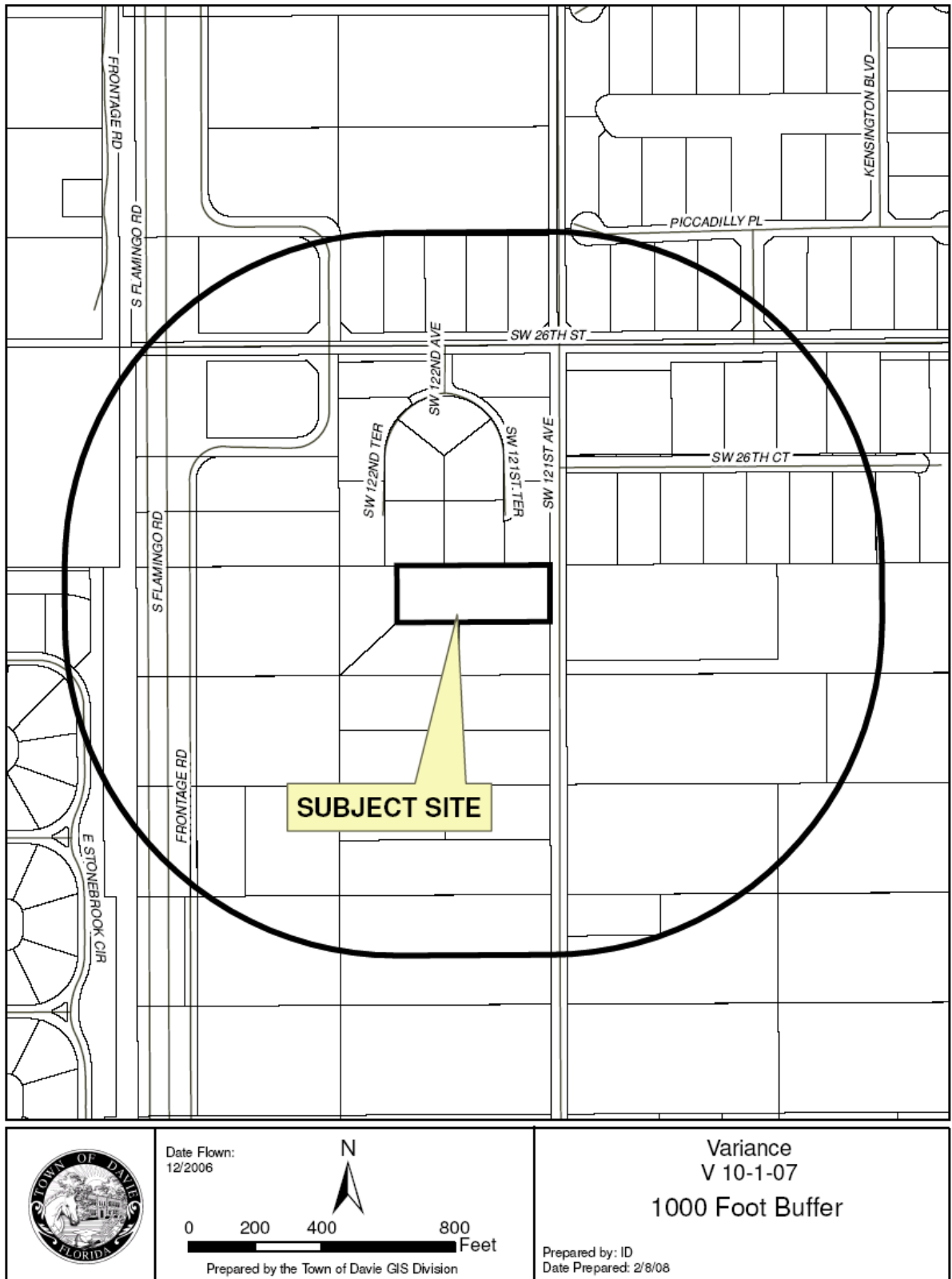
To: Town of Davie

We are the neighbors of the property located at 2751 SW 121 avenue in Davie, Florida 33330. We are in agreement with the construction of a fence/gate that will be done at this location.

Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
Name: <u>ROBERT LEONARD MERCEDES</u>	Name: <u>Nathaly Desmarais</u>
Address: <u>2750 SW 121<sup>st</sup> Ave Davie</u>	Address: <u>5000 SW 121 Ave</u>
Signature: <u>[Signature]</u>	Signature: _____
Name: <u>Alisa Shona</u>	Name: _____
Address: <u>2800 SW 121 Ave</u>	Address: _____
Signature: <u>[Signature]</u>	Signature: _____
Name: <u>Tom HAYDU</u>	Name: _____
Address: <u>12040 SW 26 ST</u>	Address: _____
Signature: <u>[Signature]</u>	Signature: _____
Name: <u>2700 SW 121<sup>st</sup> St</u>	Name: _____
Address: <u>Dania FL</u>	Address: _____
Signature: <u>[Signature]</u>	Signature: _____
Name: <u>Bonner Griner</u>	Name: _____
Address: <u>2675 SW 121 TRC</u>	Address: _____
Signature: <u>[Signature]</u>	Signature: _____
Name: <u>12090 SW 26 CT</u>	Name: _____
Address: <u>Deceh Behar</u>	Address: _____
Signature: _____	Signature: _____
Name: _____	Name: _____
Address: _____	Address: _____



**Exhibit 3 (Mail-out Map)**



**Exhibit 4 (Mail-out)****V 10-1-07**

ANIMALS  
RECREATION &  
REHAB CENTER LLC  
2670 S FLAMINGO

**V 10-1-07**

BEHAR,ROBERT J 1/2  
INT  
BEHAR,DERETH A  
12090 SW 26 CT  
DAVIE FL 33330-1328

**V 10-1-07**

CARDONA,MARTHA L  
2691 SW 122 TER  
DAVIE FL 33330-1300

**V 10-1-07**

DEVINE,MICHAEL J  
3000 S FLAMINGO RD  
DAVIE FL 33330-1310

**V 10-1-07**

ECATS 2 LLC  
10885 NW 6 ST  
CORAL SPRINGS FL  
33071

**V 10-1-07**

GIORDANY,DEBORAH  
ANE &  
GIORDANY,GERARD  
12030 SW 26 ST  
DAVIE FL 33325-5205

**V 10-1-07**

GREY,CAROL LYNNE  
REV TR  
2670 SW 122 TER  
DAVIE FL 33330-1333

**V 10-1-07**

HAYDU,THOMAS A  
12040 SW 26TH ST  
DAVIE FL 33325-5205

**V 10-1-07**

BATISTA,LUCIANO &  
PEREZ, VENECIA  
2751 SW 121 AVE  
DAVIE FL 33330-1311

**V 10-1-07**

BOVIE,JOSEPHINE  
2695 SW 121ST TER  
DAVIE FL 33330-1319

**V 10-1-07**

CHUNG,DENNIS H & OLIVIA R  
12020 SW 26 ST  
DAVIE FL 33325

**V 10-1-07**

DONG,LOU-CHING & SU-PING  
5185 SW 160 AVE  
DAVIE FL 33331

**V 10-1-07**

FLORIDA DEPT OF  
TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 W COMMERCIAL BLVD  
FORT LAUDERDALE FL 33309-  
7111

**V 10-1-07**

GLAZER,DAVID L  
3945 CARSON AVE  
HOLLYWOOD FL 33026-4964

**V 10-1-07**

GRINER,W B & CHERYL L LE  
2675 SW 121ST TER  
DAVIE FL 33330-1319

**V 10-1-07**

INNOCENT,CASSAGNOL &  
MARIE P  
11840 SW 26 CT  
DAVIE FL 33330

**V 10-1-07**

BEHAN,HUGH J & MARY  
CRAYCRAFT  
12080 PICCADILLY PL  
DAVIE FL 33325-5231

**V 10-1-07**

BRICKMAN,GEORGE J &  
BRICKMAN,ELIZABETH  
12040 PICCADILLY PL  
DAVIE FL 33325-5231

**V 10-1-07**

CUTINO,VICTOR  
2995 SW 121 AVE  
DAVIE FL 33330-1315

**V 10-1-07**

DOWNS,JACK C & JUDY  
L  
12040 SW 26TH CT  
DAVIE FL 33330-1328

**V 10-1-07**

FROHRING,C A & LINDA  
J  
2690 SW 122ND TER  
DAVIE FL 33330-1333

**V 10-1-07**

GLAZER,RONALD &  
REBECCA  
2770 SW 121 AVE  
DAVIE FL 33330

**V 10-1-07**

HAMLET HOMEOWNERS  
ASSN INC  
% PRO COMM MGMT INC  
786 BLANDING BLVD  
#118

**V 10-1-07**

JIMRUSTI,INGRID REV  
LIV TR  
4085 SW HONEY TER  
PALM CITY FL 34990

**V 10-1-07**

KOONS,MICHAEL &  
PAMELA  
11880 SW 26TH CT  
DAVIE FL 33330-1326

**V 10-1-07**

MATEU,LEONARDO P  
& GIOCONDA  
100 S BIRCH ROAD  
UNIT 2902  
FORT LAUDERDALE FL  
33316

V 10-1-07  
MUNSON,ROBERT  
ALLEN  
3010 SW 121 AVE  
DAVIE FL 33330-1318

V 10-1-07  
PEACEFUL RIDGE LLC  
2800 SW 121 AVE  
DAVIE FL 33330

V 10-1-07  
SAZAMA,TIMOTHY A  
& DEBORAH L  
12020 SW 26 CT  
DAVIE FL 33330

V 10-1-07  
SIEGEL,DAVID & JULIA  
12060 SW 26 CT  
DAVIE FL 33330

V 10-1-07  
STONEBROOK  
ESTATES COMM ASSO  
INC  
7227 CLINT MOORE  
ROAD

V 10-1-07  
VOGTNER,ALINA &  
VOGTNER,DANIEL  
11940 PICADILLY PL  
DAVIE FL 33325

V 10-1-07  
WEEKLEY,DANIEL D &  
WEEKLEY,TROY L &  
WEEKLEY,WAYNE  
20701 STIRLING RD  
PEMBROKE PINES FL  
33332

**V 10-1-07**

LECHNER,ROBERT L 1/2 INT  
EA  
DULLUM,MERCEDES K  
2750 SW 121 AVE  
DAVIE FL 33330-1312

**V 10-1-07**

MAXWELL,VELMA NADEEN  
11900 SW 26 ST  
DAVIE FL 33325-5204

V 10-1-07  
MUNSON,ROBERT R &  
SHIRLEY L  
3030 SW 121 AVE  
DAVIE FL 33330-1318

V 10-1-07  
PLASENCIA,OSCAR  
2603 SW 122 TER  
DAVIE FL 33330-1329

V 10-1-07  
SCHULTZ,SHERI  
12000 PICCADILLY PL  
DAVIE FL 33325

V 10-1-07  
SKIDMORE,ALAN G  
2602 SW 122ND AVE  
DAVIE FL 33330-1330

V 10-1-07  
SULBARAN,MELVY LIZ 1/2  
INT EA  
ESCOBAR,ALVARO E  
12010 SW 26 ST  
DAVIE FL 33325-5205

V 10-1-07  
WALTON,SHIRLEY 1/2 INT  
WALTON,ROBERT  
2700 SW 121 TER  
DAVIE FL 33330-1322

V 10-1-07  
YOUNG,KEVIN D & HEATHER  
L  
2801 E STONEBROOK CIR  
DAVIE FL 33330

**V 10-1-07**

LINARES,CARLOS &  
LINARES,JUDY  
11980 PICADILLY PL  
DAVIE FL 33325

**V 10-1-07**

MITCHELL,JAMES E &  
VIRGINIA M  
2761 SW 121ST AVE  
DAVIE FL 33330-1311

V 10-1-07  
NORWEGIAN SEAMENS  
CHURCH INC  
1180 SOUTH AMERICA  
WAY

MIAMI FL 33132  
V 10-1-07  
PRIOR,PETER W & GAIL  
A  
2780 S FLAMINGO RD  
DAVIE FL 33330-1304

V 10-1-07  
SHOUA,DAVID & ALISA  
2800 SW 121ST AVE  
DAVIE FL 33330-1314

V 10-1-07  
SOHMER,PAUL & DONNA  
2651 SW 122ND TER  
DAVIE FL 33330-1300

V 10-1-07  
VEGA,GUSTAVO  
16485 COLLINS AVE  
#1036  
MIAMI BEACH FL 33160

V 10-1-07  
WEEKLEY BROS  
LEASING LTD  
20701 STIRLING ROAD  
PEMBROKE PINES FL  
33328

V 10-1-07  
ZADES,NICHOLAS &  
RENA M  
11900 SW 26TH CT  
DAVIE FL 33330-1323

V 10-1-07  
ZAFRANI,ABRAHAM  
2800 S FLAMINGO  
ROAD  
DAVIE FL 33330



**MRS. VENECIA PEREZ  
MR. LUCIANO BATISTA  
2751 S.W. 121 AVENUE  
DAVIE, FLORIDA 33330-1311**

**CODE INFORMATION 698**  
**2751 S.W. 121 AVENUE**

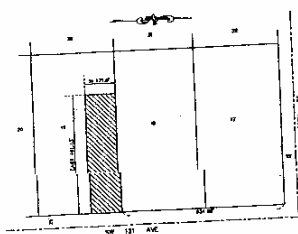
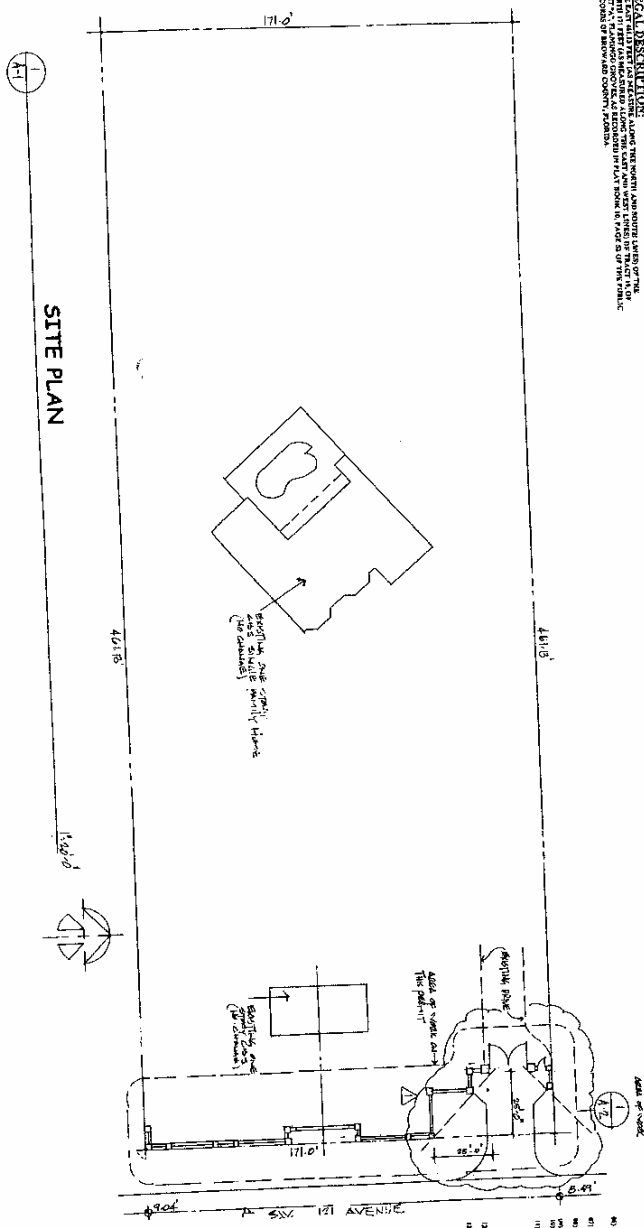
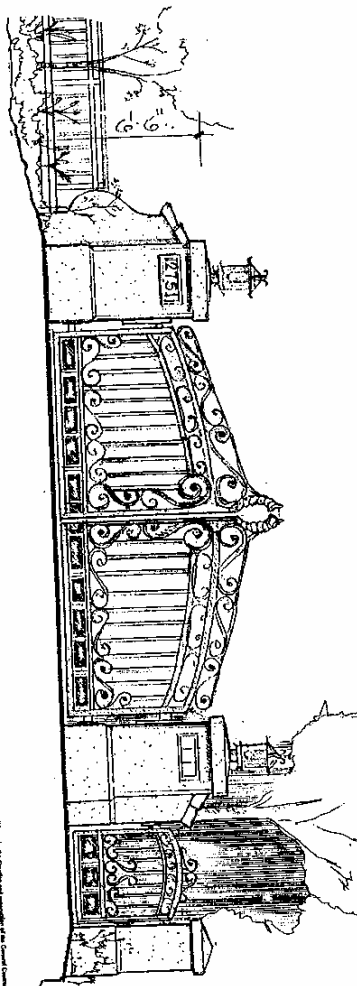
2751 S.W. 121 AVENUE  
DAVIE, FLORIDA 33330-1311

FLORIDA BUILDING CODE, 1964 EDITION, RESIDENTIAL, EXISTING BUILDING  
NATIONAL ELECTRIC CODE, APPLIANCE EDITION, AND ALL OTHER RULES,  
REGULATIONS, AND CODES HAVING JURISDICTION IN THE CITY OF DAVID, AND  
SNOWBIRD COURSE, FLORIDA

**ZONING: AG**

**LEGAL DESCRIPTION:**  
THE EAST HALF OF THE 1/4 SECTION 13 AS MEASURED

**LEGAL DESCRIPTION:**  
THE EAST HALF OF SECTION ALONG THE NORTH AND SOUTH LINES OF THE  
NORTH 1/4 1/2 FEET AS MEASURED ALONG THE EAST AND WEST LINES OF TRACT 14, OR  
TRACT 7A, FLAMINGO GROVE, AS RECORDED IN PLAT BOOK 10, PAGE 25 OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA.

[illegible]

PROJECT NAME:  
**NEW ENTRY GATE AND FENCE FOR:**  
**MRS. VENECIA PEREZ**  
**MR. LUCIANO BATISTA**  
2751 S.W. 121 AVENUE  
DAVIE, FLORIDA 33330-1311

**ICON DESIGN GROUP**  
ARCHITECTS & ENGINEERS  
ARCHITECTURE PLANNING INTERIORS  
909 N.W. 4th COURT, BOCA RATON, FL 33432  
PHONE: (561)357-5858 FAX: (561)357-0074

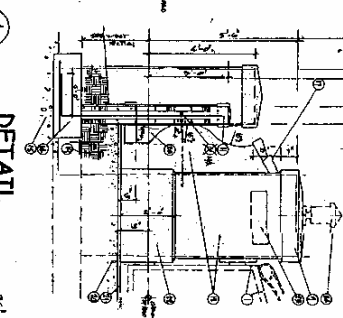
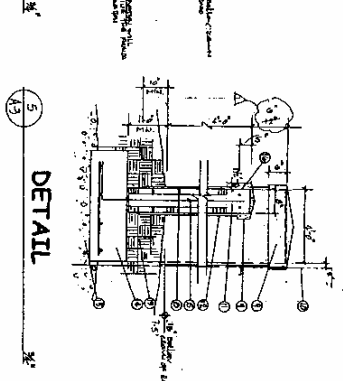
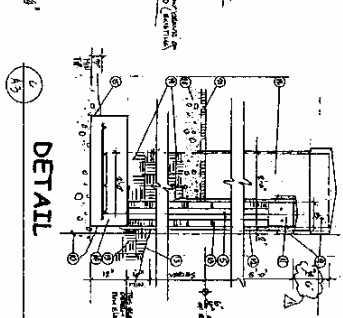
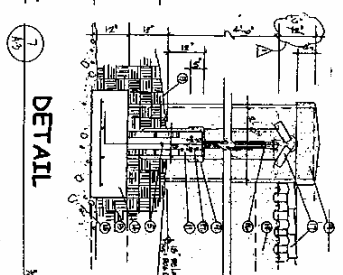
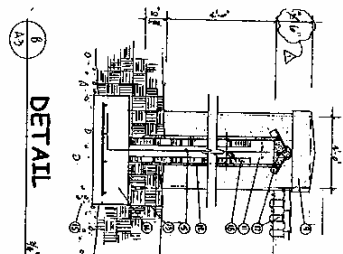
PROJECT NO: 07-145-00  
DATE: 4-20-07  
DRAWN BY: P.F.R.  
CHECKED BY: A.R.  
CADD FILE NO: 103-01-08  
REVISIONS:











STRUCTURAL NOTES

NOTES FOR PAGE THIS PAGE

1. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH GRADE UNLESS OTHERWISE NOTED.

2. ALL REINFORCEMENT SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.

3. ALL REINFORCEMENT SHALL BE TIED TOGETHER WITH WELDED WIRE MESH UNLESS OTHERWISE NOTED.

4. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE CONCRETE UNLESS OTHERWISE NOTED.

5. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE CONCRETE UNLESS OTHERWISE NOTED.

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11. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE FINISHED TO THE FINISH GRADE UNLESS OTHERWISE NOTED.

12. ALL REINFORCEMENT SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.

13. ALL REINFORCEMENT SHALL BE TIED TOGETHER WITH WELDED WIRE MESH UNLESS OTHERWISE NOTED.

14. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE CONCRETE UNLESS OTHERWISE NOTED.

15. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE CONCRETE UNLESS OTHERWISE NOTED.

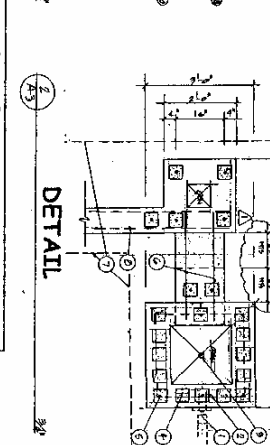
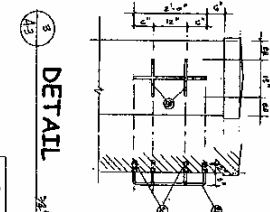
16. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE CONCRETE UNLESS OTHERWISE NOTED.

17. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE CONCRETE UNLESS OTHERWISE NOTED.

18. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE CONCRETE UNLESS OTHERWISE NOTED.

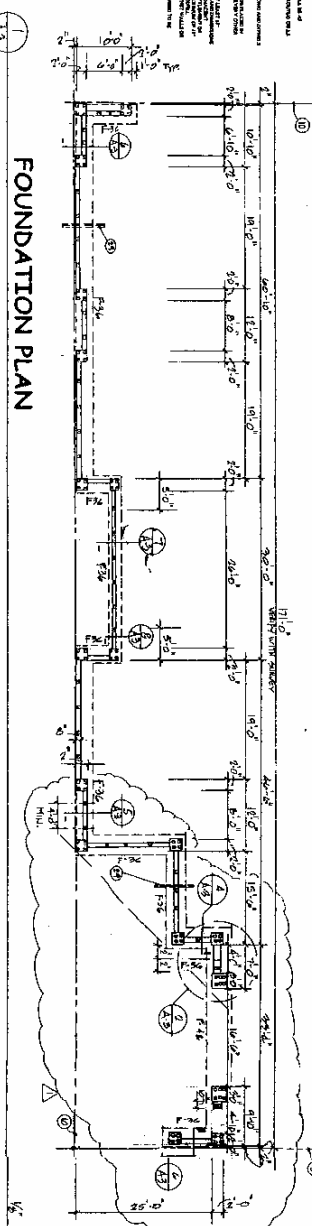
19. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE CONCRETE UNLESS OTHERWISE NOTED.

20. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE CONCRETE UNLESS OTHERWISE NOTED.



FOOTING SCHEDULE

FOOTING	SECTION	LENGTH	WIDTH	DEPTH	REINFORCEMENT
1	1	10'-0"	1'-0"	1'-0"	4#4
2	2	10'-0"	1'-0"	1'-0"	4#4
3	3	10'-0"	1'-0"	1'-0"	4#4
4	4	10'-0"	1'-0"	1'-0"	4#4
5	5	10'-0"	1'-0"	1'-0"	4#4
6	6	10'-0"	1'-0"	1'-0"	4#4
7	7	10'-0"	1'-0"	1'-0"	4#4
8	8	10'-0"	1'-0"	1'-0"	4#4
9	9	10'-0"	1'-0"	1'-0"	4#4
10	10	10'-0"	1'-0"	1'-0"	4#4



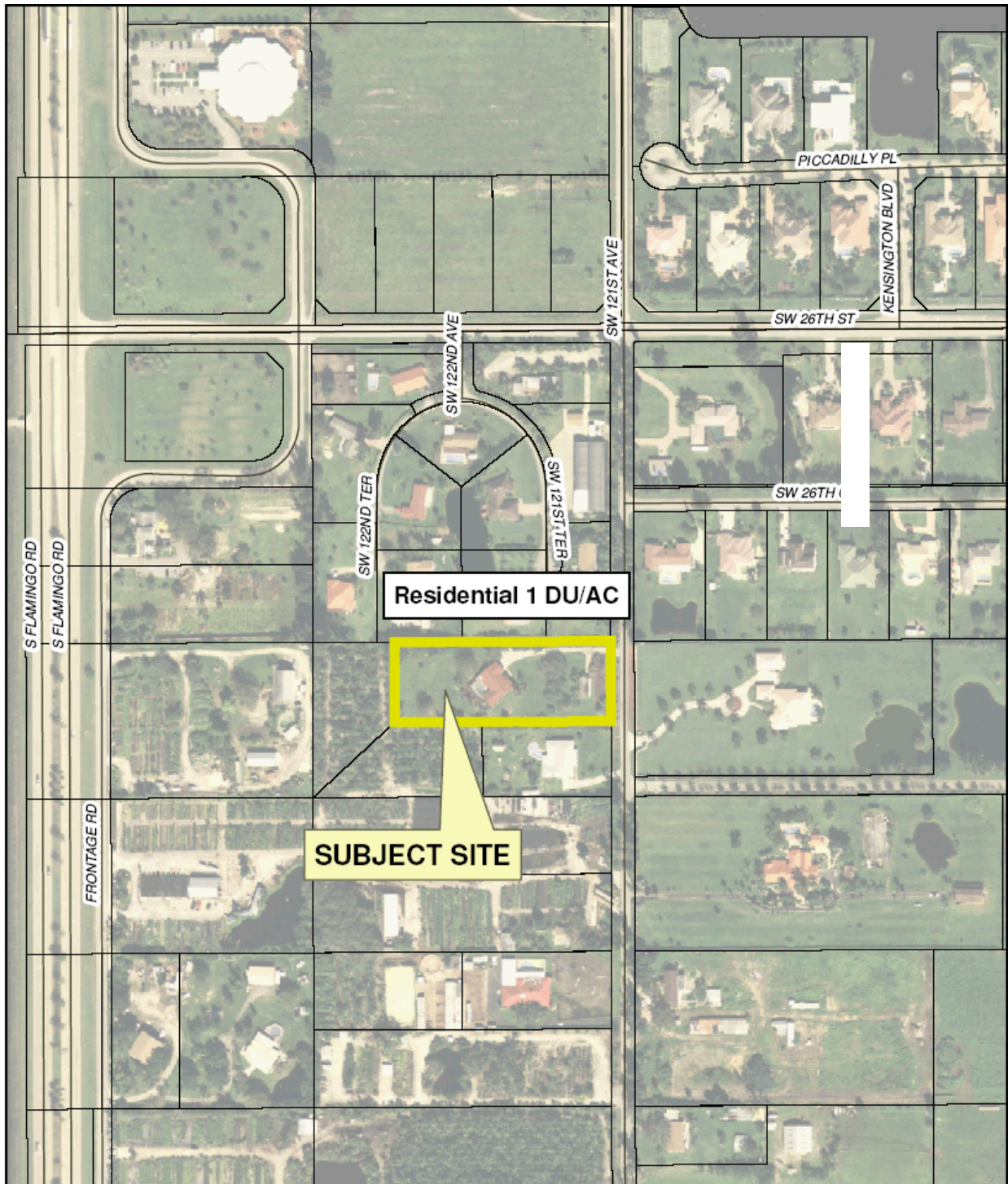
PROJECT NO: 07-145-00  
 DATE: 4-20-07  
 DRAWN BY: P.F.E.  
 CHECKED BY: A.B.  
 CADD FILE NO: 07-01-08  
 REVISIONS:

PROJECT NAME:  
 NEW ENTRY GATE AND FENCE FOR:  
 MRS. VENECIA PEREZ  
 MR. LUCIANO BATISTA  
 2751 S.W. 121 AVENUE  
 DAVIE, FLORIDA 33320-1311

ICON DESIGN GROUP  
 ARCHITECTS & ENGINEERS  
 ARCHITECTURE PLANNING INTERIORS  
 9845 N.W. 46th COURT, BOCA RATON, FL 33491  
 PHONE: (561) 361-5010 FAX: (561) 361-5011



**Exhibit 5** (*Future Land Use Map*)



Date Flown:  
12/2006



0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

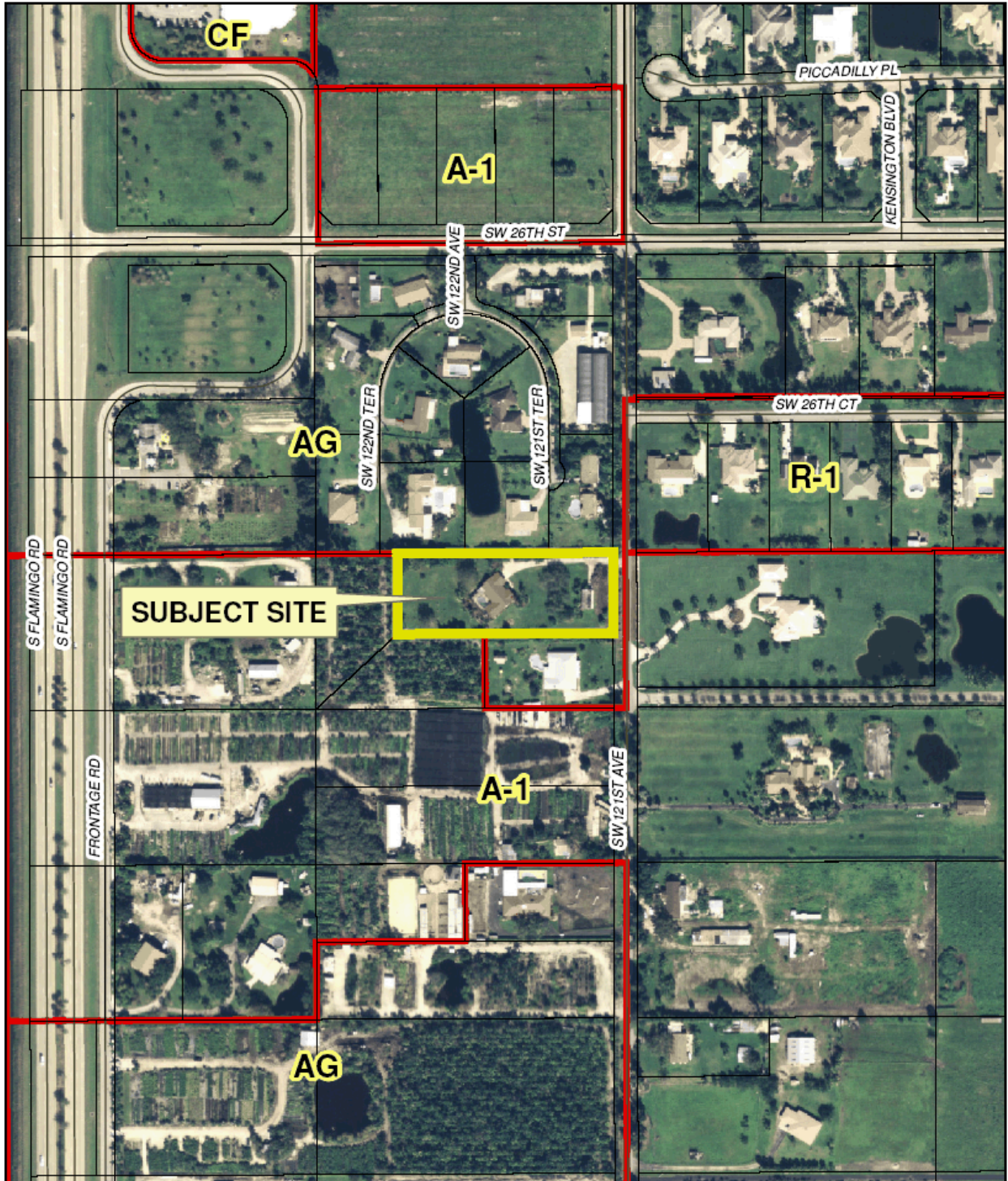
Variance  
V 10-1-07

Future Land Use Map

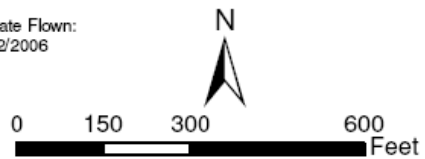
Prepared by: ID  
Date Prepared: 2/8/08

**Exhibit 6 (*Aerial, Zoning, and Subject Site Map*)**





Date Flown:  
12/2006



Prepared by the Town of Davie GIS Division

Variance  
V 10-1-07  
Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 2/8/08